

MINUTES OF THE REGULAR MEETING OF THE PLANNING BOARD OF
THE VILLAGE OF IRVINGTON HELD IN THE TRUSTEES' ROOM,
VILLAGE HALL, ON WEDNESDAY, JUNE 3, 1998.

Members Present: Patrick J. Gilmartin, Chairman
Robert Buford
William Hoffman
Peter Lilienfield
Allen Morris

Also Present: Kevin J. Plunkett, Village Counsel
Brenda Livingston, Ad Hoc Planning Board
Member
Eugene Hughey, Building Inspector
Florence Costello, Planning Board Clerk
J&L Reporting Service, for Westwood
Development Associates
Applicants and other persons mentioned in
these Minutes
Members of the Public.

IPB Matters

Considered: 94-03 -- Westwood Development
Associates, Inc.

Sht.10,P25J2,25K2;Sht.10C,B1.226,Lots 25A,26A,
Sht.11, Lots P-25,25J

95-21 -- Spectrum Irvington Corp.

(Amendment)

Sht. 12B, Lot 24

96-13 -- Louis W. Goodkind

Sht. 10F, Bl. 253, Lot 15

97-14 -- Ettore & Maria D'Alessio

Sht. 13, Lot 141A

98-06 -- Robert & Katherine Mackie - 41

North Broadway

Sht. 2, P110C & 110D

98-12 -- Boran Construction - 76 Main

Street

Sht. 5, Bl. 212, Lot 4 & 5

The Chairman called the meeting to order at 8:00
p.m.

Administrative:

Kenneth Nadler, Architect, appeared for the Application. Mr. Nadler reconfirmed the proposed building site plan had been revised to provide for auto entry from Main Street and exit onto Ferris Street. A total of 11 on-site (1 handicapped) and 6 curbside parking spaces is proposed. There was much discussion of how many parking spaces are required by the Village Code. Mr. Plunkett advised that more spaces than proposed by the plan are needed for approval without variances, but he would have to study the plan and Code to determine the actual requirements. An additional variance will be needed to accommodate the square foot plan proposed and also for the number of dwelling units proposed.

The Chairman opened the discussion to the public. Neil Basescu of 11 South Ferris Street asked how many new cars will be added to the Village traffic by the building. No one could answer but this is a subject for the D.E.I.S. Edgar Malecki, 40 South Ferris Street, asked about how much more new parking would be added -- response was 6 spaces. Earl Ferguson, 14 South Ferris Street, expressed concern about how garbage will be picked up at retail stores and apartments.

Various Board members commented favorably on the concept of the plan. Because of all the variances required for the proposed plan, the Board discussed whether there was a procedure which would enable the Applicant to get the Application before the ZBA before detailed plans were worked out, in order to spare the Applicant from going to that expense only to find that the plan was unworkable because necessary variances would not be granted.

The Board advised Mr. Nadler to file a formal application with the Planning Board for a Determination of Site Capacity and for Site Plan Approval. The Board would determine the Site Capacity and reject the Site Plan because of the variances needed. The Applicant would then be able to go to the Zoning Board to ask for such variances.

<u>IPB Matter #95-21:</u>	Application of Spectrum Irvington
Corp., for an	
Approval for	Amendment to Site Development Plan
	Lot #24, Legend Hollow.

Mr. Craig Studer appeared for the Applicant. The Chairman re-opened the public hearing carried over from the May 6, 1998 meeting at which the Board requested more information to address E.C.B.'s concerns regarding driveway width to eliminate intrusion on wetlands. The Chairman called for public comment. There were no comments from the public. After discussion the Board unanimously approved Site Plan (Lot #24) dated 3/4/98 last revised 6/2/98.

Mr. Studer said he had followed up with the present developer of the Legend Hollow property about who owns the balance in the escrow account established with the Village by the prior owner, and it was felt that this was the prior owner's money. He said the present owner will establish its own escrow account. Mr. Studer will present a report on chlorine discharge impact from pools at the next pool application.

IPB Matter #98-06: **Application of Robert & Katherine Mackie for a three lot subdivision and Limited Site Development Plan Approval for property at 41A North Broadway.**

Norman Sheer, Esq., and Timothy Cronin, P.E., appeared for the Application. The Chairman re-opened the public hearing carried over from the May 6, 1998 meeting. There was discussion of D.O.T. approval, which has yet to be received for connecting to utilities in the right of way of Route 9. The Chairman confirmed that he had circulated notice of the Planning Board's intent to be Lead Agency for SEQRA purposes and had no response. There were no comments from the public. The Planning Board declared itself Lead Agency, completed the long form Environmental Assessment Form, and made a Negative Declaration. The Limited Site Development Plan and the Preliminary Layout Plan were approved. A public hearing on the final subdivision plat was scheduled for the July 1, 1998 meeting.

IPB Matter #96-13: **Application of Louis W. Goodkind for Final Subdivision and Limited Site Plan Approval of property at Harriman Road and Fieldpoint Drive.**

After much discussion, the Board adopted a Resolution in the form attached hereto granting final subdivision approval for the "Subdivision Map prepared for Louis W. Goodkind, completed December 20, 1996, revised May 22, 1998" . Because of questions about site distance on Fieldpoint Drive from the drawings shown on the plan for Lot 1, the public hearing on approval of the Limited Site Plan for Lots 1 and 2 was continued to the July meeting. There has been no comment from the Police Chief on the request that no parking be allowed on Fieldpoint Drive. Questions on 100 year flood boundary and wetlands are to be discussed at the July meeting. Mr. Goodkind paid In Lieu Fee due Village.

Gerald D. Reilly, Esq., and Christina Griffin, Architect, appeared for the Applicant. As requested at the May 6, 1998 Planning Board meeting, Applicant furnished "Subdivision Map prepared for Ettore & Maria D'Alessio" dated January 31, 1997, completed May 19, 1998, and "Survey/Site Plan prepared for Ettore & Maria D'Alessio" dated January 31, 1997, last revised May 19, 1998, prepared by Charles Riley, Land Surveyor and Planner. The Board adopted the Resolution attached herewith, and Resolution for Final Layout Approval and Site Plan Approval of D'Alessio Subdivision. Mr. Reilly confirmed all fees were paid.

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Road.

Messrs. Padraic Steinschneider and Charles Pateman appeared for the Applicant. There was a general discussion of the plan for site development and of the status of the preparation of a Revised DEIS. The Chairman opened discussion to the public. Max Thayerity of Mountain Road asked number of houses on Tracts B and C. Mr. Leitzes wanted to change July meeting date. Ed Canelli wanted to know about getting more stop signs on Mountain Road. Anna Bianchine showed photos of traffic on Mountain Road and expressed safety concerns about the lack of sidewalks. The Chairman said that assuming the next submission is found satisfactory for public review, he would not wish to schedule a public hearing on the DEIS during the summer because the sensitivity of the development proposed had sparked high public interest, and having such hearings during vacation periods would be a disservice to the public.

A complete transcript of the proceeding relating to this matter was prepared and is incorporated herein by reference.

The Board then considered the following administrative matters:

- The Chairman said he had the sad duty of announcing that Mr. Robert Buford is leaving the Planning Board after 9+ years of service. He and the Board expressed their sincere appreciation to Mr. Buford for his contributions to the Board's work and the Chairman said that he in particular would miss Mr. Buford's insightful comments and suggestions on the plans and proposals which come before the Board.
- Minutes of the Planning Board held on April 1, 1998, and May 6, 1998, previously distributed, were on motion duly made and seconded, approved.
- The next regular meeting of the Planning Board was scheduled for July 1, 1998 at 8:00 p.m.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Allen Morris, Secretary